Bill Garrett Davidson County
Batch# 30934 DEEDQC
11/29/2017 11:57:57 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20171129-0121718

This instrument was prepared by:

Beck and Beck, PLLC
Attorneys at Law
4205 Gallatin Road
Nashville, TN 37216

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 10.00.

David M. Taft
AFFIANT

Subscribed and sworn to before me this 4th day of November, 2017.

MELINDA G. ROOKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 6, 2019

Melinda G. Rooker
NOTARY PUBLIC

My Comm Expires: 05-06-2019

Address New Owner as follows:	**Send Tax Bills to:**	**Map-Parcel Nos:**
David and Lynn Taft **205 Blue Hills Dr.** **Nashville, TN 37214**	**Same**	**095 03 0 065.00**

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **DAVID M. TAFT** for and in consideration of the sum of **Ten** and No/100 Dollars (**$10.00**), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold, and does hereby [convey,] remise, release and forever quitclaim unto, **David M. Taft and wife, Lynn Taft**, his/her heirs and assigns, all of my right, title and interest in and to a certain tract [parcel] of land in Davidson County, Tennessee, which is described as follows:

Land in Davidson County, Tennessee, being Lot No. 136 and the easterly 10 feet of Lots Nos. 137 and 138 on the plan of Merry Oaks, as of record in Book 1835, Pages 67 and 68, Register's Office for said County. BEGINNING at a point in the south margin of Sweetwood Road, at the corner of Lots Nos. 135 and 136; thence with the line between said lots, southerly 237.5 feet to a point; thence westerly 65.5 feet to a point which is is 170 feet east of the east margin of Blue Hills Drive, and said point 10 feet west of the line between Lots Nos. 136 and 138; thence northwesterly parallel to and 10 feet west of the line between said lots, 101.4 feet, more or less, to the line between Lots Nos. 137 and 138; thence northerly, parallel to and 10 feet west of, the

between said lots, 143 feet to the south margin of Sweetwood Road; thence with the margin of said road, easterly 90 feet to the beginning.

Being the same property conveyed to WALTER D. HALE and wife, LOIS C. HALE, by deed from JAMES H. NATION and wife, PATRICIA O. NATION, of record in Book 4731, page 232, Register's Office for Davidson County, Tennessee.

LOIS C. HALE having since died.

Being the same property conveyed to NORMAN TAFT and wife, CLARA TAFT by Deed from WALTER D. HALE, unmarried, of record by Instrument # 20030513-0063952.

NORMAN TAFT having since died on or about 10/01/2005, leaving CLARA TAFT as surviving tenant by the entirety. CLARA TAFT having since died on or about 03/22/17.

Being the same property conveyed to David M. Taft, heir, by Deed from David M. Taft, Executor of record as instrument # 20171108-0114843, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions filed for record September 8, 1951, in Book 2297, page 194, Register's Office for Davidson County, Tennessee.

This is improved property known as 2303 Sweetwood Road., Nashville, Tennessee 37214.

This conveyance is made pursuant to the provisions of Section 66-1-109, Tenn. Code Ann., and for the express purpose of creating an estate [tenancy] by the entireties in and to the entire interest of the above-described property in the said **DAVID M. TAFT, HUSBAND AND WIFE, LYNN TAFT.**

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

The preparer of this deed makes no representation as to the title of property described or as to the accuracy of its description herein conveyed as it was prepared without benefit of title search or survey; but strictly by documents provided by the parties involved.

WITNESS our hands this 6th day of November, 2017.

David M. Taft

DAVID M. TAFT, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, in and for said County and State, **DAVID M. TAFT,** the within named bargainor's, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this the 6th day of November, 2017.

MELINDA G. ROOK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 6, 2019

Melinda G. Rook
NOTARY PUBLIC

My Commission Expires: 05-06-2019